

**PLANNING AND ZONING COMMISSION**

**AGENDA**

**DATE APRIL 6, 2021**

**6:30 p.m. BY THE VIRTUAL LINK BELOW**

**Please join my meeting from your computer, tablet, or smartphone.**

Join Zoom Meeting

<https://zoom.us/j/94169370755>

Meeting ID: 941 6937 0755

One tap mobile

+13462487799,,94169370755# US (Houston)

+16699006833,,94169370755# US (San Jose)

Find your local number: <https://zoom.us/u/adArSkzt6L>

1. **CALL TO ORDER** Chairperson Robinson called the meeting to order at 6:31 p.m.
2. **PLEDGE OF ALLEGIANCE:** all attendees recited the pledge of allegiance while Building Official Doudy presented an image of the U S flag.
3. **ROLL CALL** Present at roll call were Commissioners Robinson, Tucker and Truelsen. Commissioner Heeney arrived a few minutes after roll call. **Others present:** Ex Officios Trustee Watters and Trustee Lewis. Staff present, Manager Charles, Attorney Kelly, Building Official Doudy, Planner Garvin and Assistant Clerk Swope. Member of public, Susan Lisak, Shirley Powell
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None were identified.
5. **APPROVAL OF THE AGENDA** Commissioner Truelsen moved and Commissioner Tucker seconded to approve the agenda.
6. **PUBLIC PARTICIPATION 5 minutes per person.** None.
7. **CONSENT AGENDA:** Commissioner Truelsen moved and Commissioner Tucker seconded to approve the consent agenda which consists of the following items: 7.1 Minutes of March 2, 2021 and March 16, 2021 Continuation/public hearing. 7.2 Continue this meeting to April 20, 2021 6:30 p.m. Same virtual link or in person.
8. **STAFF REPORTS:** Manager Charles notified the Commission that the town has received two letters of interest in the commission vacancy. Manager Charles will share the applicant's information with the Commission on Monday April 12, 2021. Regarding in-person meetings, the town hall technical equipment is not ready for both hosting and streaming live and a Zoom meeting but equipment has been ordered and will be available soon after it gets installed.
9. **ITEMS CONTINUED FROM PREVIOUS AGENDAS**

**9.1 Article 12 Outdoor Lighting. The two recent additions, pedestrian lighting and ballfield lights are highlighted in yellow.** The changes to the standards that concerned the sports field lights will include updating existing noncomplying lights. Thoughts of making the School and the towns Baseball lights exempt until the time the lights need to be replaced. Adding a term to section B Applicability 3. "Active recreation uses will be brought into compliance when they are replaced." Concerning Dark skies, standards more research of municipal standards is requested. In Cortez the ball field lights are not Dark sky compliant, but the city regards them as temporary use and are allowed with provisions for how the lights are directed. Concerning pedestrian lighting, the material was reviewed, and no edits were offered. Tucker suggested that in the purpose statements, item 5. could be amended to fewer words like "To preserve the views of starry sky and encourage the enjoyment of the aesthetics." Also add to B Applicability - a reference to the definitions that are not regulated in this section.

**9.2. Article 6 Site Structure developments. Linking material standards to appropriate geography. Highlighted item D. (pg. 8-10)** Planner Garvin worked over the materials list and matched materials that are approved in the Building codes while maintaining a broad selection to allow for the Dolores styles and prevent "cookie cutter" results. Chairperson Robinson expressed concerns for Vinyl siding emitting toxic fumes while it burns or gets hot. Building Official Doudy says that structure fires in general create toxic fumes. Vinyl siding is the least expensive exterior cladding. Wood and stucco are the most expensive. Wood because of the maintenance. Building Official Doudy explained the elements of modern stucco. The commission wants to send this section out and let the public give feedback. Aluminum siding may be problematic siding material as it is very weak unless it is amended with polystyrene. Planner Garvin and Building Official Doudy will look to industry standards for guidance on standards for aluminum cladding.

Commissioner Tucker asked about the Site plan review in this article that is Mancos' chosen process. Planner Garvin says Dolores site plan will be developed for Dolores standards. The completed site plan application will be moved to both procedures and forms.

**9.3 Article 14 Signs - review the existing LUC section. Discuss with Planner Garvin what works and what doesn't.** Planner Garvin asked for review of existing signs in Dolores and if they meet the standards of the existing code. Trustee Watters says the standards are good but there are obvious non-compliances within the town possibly due to a lack of enforcement. Commissioner Heeney suggests the Town provide sign regulation material to the business when they apply for a business license. Commissioner Tucker says the standards are good enough for the public review. Planner Garvin will edit the standards to comply with Gilbert vs Reed supreme Court decision (content of signs cannot be regulated) which impacts temporary signs and the Dark skies lighting section in Outdoor Lighting. She suggests that the community is asked what to do about enforcement in the public review process. Commissioner Tucker suggests that the item concerning illumination be referenced to the outdoor sign regulation. Planner Garvin will do both especially for the blinking and flashing uses. Attorney Kelly would like to confirm that the standards for Marijuana Establishments are good to pair with these existing standards.

**10. SECTIONS UP NEXT - Article 11 Hazards, Article 16 Common Procedures** The town has been working within the State of Colorado 1041 regulations. 1041 expands the town's regulatory authority with the proper notice. Planner Garvin wants to review these regulations to be sure they are in line with the town's specific conditions. One identified hazard is wildfire, and it is not specified in the current code.

**11. ADMINISTRATIVE:** Staff has identified a use of RVs that is not addressed in the Dolores Land use code. RV parks are only permitted in Large Lot zones. There are 2 established RV parks in Dolores that predated the Land Use Code. A mobile home park owner is interested in hosting

long term RV parking which is not allowed in that zone. Staff would like RV parking to be a permitted use in a commercial zone where lodging is permitted. Mancos recently developed language for RV parking that Planner Garvin would be able to offer as a possible code. This Mancos section will be reviewed by the Commission. The use of RVs needs to be vetted through the Comprehensive Plan.

**12. ADJOURNMENT:** This meeting was continued to April 20, 2021 at 6:30 p.m. at 7:55 p.m.

---

Linda Robinson, Chairperson

---

Ann Swope, Assistant Clerk